

Chapter 95. Land Use and Zoning

Article VII. Zoning

§ 95-53.7. RAH-4 Residential Affordable Housing Zone regulations.

[Added 6-13-1996 by Ord. No. 13-1996; amended 5-15-1997 by Ord. No. 17-1997; 12-18-1997 by Ord. No. 41-1997]

- A. Purpose. The purpose of this zone is to provide the opportunity for development of rental affordable housing units for both age-restricted and non-age-restricted use as required by the Constitution of the State of New Jersey and the Fair Housing Act^[1] and to establish one contiguous affordable housing zone.
- [1] *Editor's Note: See N.J.S.A. 52:27D-301 et seq.*
- B. Permitted uses.
- (1) Permitted uses shall be limited to multiple single-family dwellings and multiple-family dwellings and corresponding recreational facilities.
 - (2) A total of 96 dwellings shall be permitted of which 60 affordable age-restricted rental units shall be permitted and 36 affordable non-age-restricted rental units shall be permitted in accordance with the rules and regulations of COAH.
- C. Standards for development. The standards for development shall be as follows:
- (1) Not more than 20% of the site area shall be covered by buildings.
 - (2) The buildings shall not exceed three living stories, excluding garages, nor shall they exceed 35 feet in height as building height is determined under the Township Land Use Ordinance. No apartments shall be built with any part below the outside ground level.
 - (3) Interior roadways shall be private and have a cartway width of 24 feet for two-way traffic and 18 feet for one-way traffic subject to the reasonable review and approval of the Fire Subcode Official.
 - (4) Parking requirements shall be 1.5 spaces for each one-bedroom or efficiency unit, if any, and two spaces for each other unit. Parking spaces shall not be smaller than nine feet in width by 19 feet in length. A garage and driveway together shall count as two spaces. No parking space shall be located closer than 10 feet to the building, except where parking spaces are located within attached garages or within the building and except for driveways serving garages.
 - (5) Age-restricted rental units and non-age-restricted units shall not be mixed in the same building.
 - (6) Residential buildings shall consist of not more than 24 dwelling units, subject to considerations of overall sound project design. Each residential building shall be at least 30 feet from any other, except where necessary to achieve the unit yield specified in Subsection B or to promote overall sound project design.

(7) The following provisions of the present SFA Zone regulations, § **95-53.1** of the Code of the Township of East Hanover, shall apply: § **95-53.1C, H, I, J, K, L, O and S.**

D. Other requirements.

- (1) Miscellaneous recreational facilities shall be incorporated into common open spaces. These facilities shall provide active and passive recreation.
- (2) The developer shall submit a housing plan in conformance with housing affordability regulation § **95-46P** of this chapter. No development shall occur until the housing plan has received approval of the East Hanover Township Council or its assigns.
- (3) A conveyance by deed, subject to approval of East Hanover Township, of the 13.88 acres of land, designated as Block 96, Lot 50, from the federal government shall be required.